PETITION FOR ZONING VAR ANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we_Robert_Gleno_R121___legal owner_of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof.

eby petition for a Variance from Section 1. 892.301 (303.1) to pare t a Front Setback of 45 ' instead of the required 50' aside street

setback of 5 ' instead of the required 25 and a rear setback

of 15! instead of the required 30!.

of. 181. Anniesd. of. Ibb. redulted 501.

of. 181. Anniesd. of. The redulted to the Zoning Rapes (a Baltimore County, to the following reason: (Endicate hardship or practical difficulty) I would not be able to build a house on my 3 late because of an old subdivision dated 1930 that requires a 25' solback from a paper road. This rest is McTwish was and does not not through. There is a curve on my lot borderine that and does not not through. There is a curve on my lot borderine that boundries. Also, my next door neighbor set her house back from the front street (University Aws.) 50 feet for privacy. The average setback on the street is 25 feet. I am requesting a method of 25 feet and a side attent setback of 10'. If these variances are not made, there is no way I could build a home on these

Property is to be posted and advertised as prescribed by Zoning Regulations.

L or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of the 2d-22 perition, and further agree to and are to be bound by the zoning regulations and restriction and Eulimore County.

Address 3214 Kingsley St. Baltimore, Md. 21229

JRDER RECEIVED FOR FILLIN

BRDERED By The Zoning Con

of July 197 ⁸, that the subject matter of this polition by advertised, as required by the Zoning Law of Baltimose County, in two newspapers of general circulation throughout Baltimore County, that property he posted, and that the patch bearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Balding in Towons, Baltimore County, o., the 28th 1978 at 10:00 o'clock day of August A._M.

Jestino

August 3, 1978

10.00 A. 8/20/78 20 Cu

A

Protestant's Attorney

RE: PETITION FOR VARIANCES

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

ROBERT GLENN DILL, Petitioner

: Case No. 79-43-A

ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peier May Benneman Peter Max Zimmerman Deputy People's Counsel

John W. Hestan, III
Perple's Counsel
County Office Building
Towson, Maryland 21204
194-2182

I HEREBY CERTIFY that on this 8th day of August, 1978, a copy of the foregoing Order was mailed to Mr. Robert Glenn Dill, 3214 Kingsley Street, Baltimore, Maryland 21229. Petitioner

Irlin W. Herry, IF





August 28, 1978

Mr. Robert Glenn Lill 3214 Kingsley Street Baltimore, Maryland 21229

RE: Petition for Variances NW/corner of University and McTavish Avenues -1st Election District Robert Glenn Dill - Petitioner NO. 79-43-A (Item No. 9)

I have this date passed my Order in the above referenced matter.

Very truly yours S. ERIC DINENNA

SED:nr

cc: John W. Hessian, III, Esquire

Beginning at a point on the northwest corner of University Ave. & McTavish, being lots #90, 91. & 92 of Block 3 of Catoneville Enolls as recorded in the Land Record of Bhittmere Courty in Liber #7, ffice #50. Also known as 17 University Avenue.

BALTIMORE COUNTY, MARRAND

IN TER-OFFICE CORRESPONDE

Director of Planning

Petition #79-43-A. Item #9

Pelition for Variances
Northwest corner of University Avenue and McCavish Avenue Petitioner - Robert Glenn Dill

Ist District

HEARING: Monday, August 28, 1978 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this

LHG:JGH:re

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

Mr. Robert Glenn Dill 32'4 Kingsley Street Baltimore, Maryland 21229 Item No. 9 BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Ave. Towson, Maryland 21204 Your Petition has seen received and accepted for filing 25th day of July S. ERIC DI NENNA

Zoning Administra

board of Education

MERCEPS

Eureau of Engineering

Department of

State Poads Com

Bureau of

dealth Departmen

Project Planning

Building Departmen

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLBG. 111 W. Chesapeake Ave. Towson, Maryland 2120

Mr. Robert Glenn Dill Chairman 3214 Kingsley Street Baltimore, Maryland 21229

RE: Variance Petition Item No. 9 Petitioner - Dill

Dear Mr. Dill:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made as most in field throughout on the property. The following comments are most in field throughout on the property. The following comments are requested, but to assure that all parties are made awars of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning rasp file a written report with E Zoning Commissioner with recommendations as to the suitability of the requested zoning.

August 18, 1978

This Variance is necessitated by your proposal to construct a dvelling on this vacant site, which is located on the northwest corner of University and McTavials (unimproved) Avenues in the lat Election District, in conflict with the front average, rear and side setback requirements of the Baltimere County Zoning Regulations.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Windles B. COMMODARI

MBC:sma Enclosure

nent posting of property, and public hearing on the Marm Politics ring that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, the Variances should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, Variances to permit a front yard setback of 45 feet in lieu of the required 50 feet from the center line of University Avenue, a side street setback of five feet in lieu of the required 25 feet from McTay Avenue (unimproved), and a rear yand setback of 15 feet in lieu of the required 30 feet should be granted. August 197 .8., that the herein Petition for the aforementioned Varishould be and the same is GRANTED, from and after the date of this Order, to the approval of a site plan by

Department of Public Worke and the Zoning Commission v of Baltimore County DATE rsuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the above Variance should NOT BE GRANTED IT IS ORDERE() by the Zoning Commissioner of Baltimore County, this, 197 ..., that the above Variance be and the same is hereby DENIED.

RECEIVED FI

ORDER R

August 8, 1978

Item 89 (1978-1979)
Property Owner: Robert Glenc Dill
Property Owner: Robert Glenc Dill
Richting Goning. DR 5.5 weferwish Ave.
Richting Goning. DR 5.5 weferwish Ave.
Richting Goning. DR 5.5 wefer a front seth-ok of
Proposed Soning: Variance to permit a front seth-ok of
Property of the Francisco Company of the Company of

The following comments are furnished in regard to the plat submitted to this office for review by the Zening Advisory Committee in connection with the subject item.

intermity Avenue is a partially approved public road, and provides access to Baltimore County's Methods Avenue Semajo name, she can at the ent thereof; Methods Avenue is unisproved. Betablished greate for these roads of the county of the second section roadsays beth roads are proposed to be improved in the future as 31-foct closed section roadsays roads the second section roadsays of the second second section roadsays roadsays are second section roadsays roadsays are second second second section s

Development of this progety through stripping, grading and stabilization could result in a selfment pollution problem, damaging private and public holdings domestream of the property. A grading semit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necess my drainage facilities (temporary or permanent) to prevent creating any missances or damages to adjacent properties, appealing by the concentration of surface vature, concentration of any problem which may result, when improper orading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Xtem #9 (1978-1979) Property Owner: Robert Glena Dill Property Owner: Page 2 August 8, 1978

There is a 6-inch public water main in University Evenue (Drawing #27-0238, File 3), which is to be extended and provide a fire hydrant (Drawing #77-0417, File 3). Sanitary Sewar

There is 8-inch public samitary sewerage in University and McTavish Avenues (Drawings \$74-0947 and \$42-0187, File 1), respectively.

Elsworth M Turn & Wer ELISWORTH N. DIVER, P.E. Chief, Buram of Engineering

END: EAM: PWR- as

cc: J. Somers

G-SW Key Sheet 11 SW 18 Pos. Shee: SW 3 E Topo 101 Tax Map

August 2, 1978

Mr. Eric S. DiNanna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Boltimore County Office Building Towson, Maryland 21204

Dear Mr. DiNenna

Comments on Item #9, Zaning Advisory Committee Meeting, July 25, 1978, are as follows:

Property Conter: Behar Clean DIII
Learnin NAVC, University Ave. and McCratish Ave.
Estisting Zenling. D. 8.5.17 Variance to permit a front setback of 25° in lier of the required 40°,
a side street saflock of 10° in lieu of the required 25° and a rear setback
of 15° in lieu of the required 30°.

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the oppropriateness of the zoning 'n question, but are to assure that all parties are node owner of plans or problems with regard to development plans that may have a Learning on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment

Very truly yours,

John L Windley Hone III

79-40-R. 79.434 TOWSON, MARYLAND 21204

Ser cember 19, 1978

Zont & Commissioner of Baltimore County

Mr. S. Reic DiMenna Office of Planning and Zoning County Office Building Towson, Maryland 21204

THD/JRP/fth6

DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE AND COUNTY HEALTH OFFICER

Comments on Ites 69, Zoning Advisory Committee Meeting, July 25, 1978, are as follows:

Existing Zoning: Proposed Zoning:

Robert Glern Dill MM/C University Ave. & MoTevich Ave. D.R. 5,5 Variance to persat a front methods of 25' in lieu of the required [6', a sid: street rethack of 10' in lieu of the required 5' and a rear setback of 10', a lieu of the required 5'.

Acres: District:

Metropolitan water and newer are available, therefore no health harards are anticipated.

Very truly yours, Thomas H. Devlin, Director LUREAU OF ENVIRONMENTAL SERVICES

July 28, 1978

Mr. S. Eric DiMenna Zoning Commissioner County Office Building Towson, Maryland 21204

0.168 1st

Acres: District:

MSF/mjm

No traffic problems are anticipated by the requested variances to the fruit, wide, and rear setbacks.

erely yours, Mike S. Flanigan Traffic Engineering Associate II

July 27, 1978

Office of Planning and Zoning Ealtimore County Office Building Towern, Maryland 21204

Attention: N. Commodari, Chairman Zoning Adiveory Committee

Ro: Property Owner: Robert Glenn Dill

Location: NW/C University Ave. & McTavish Ave.

Zoning Agenda Meeting of 07/25/78

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Pire hydrants for the referenced property are required and shall be located at inversals or feet along an approved road in ecoordance with Saltimore Sounty Standards as published by the Department of Publish Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at ____ MCONES the maximum allowed by the Fire Department.
- () 1. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the Setional Pire Pro-tection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to necupancy.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

Planing Foul Special Inspection Division

Hoted and Leonge M Wegam Strian



August 15, 1978

Hr. S. Eric TiMenus, Zoning Commissioner Office of Planning and Loning County Office Building

Comments on Item # 9 Zoning Advisory Committee Meeting, July 25, 1978 are as follows:

The item checked below are applicable;

- X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, and other applicable code:
- X B. A building permit shall be required before construction can begin C. Additional _____Permits shall be required.
- D. Building shall be upgraded to new use requires alteration permit.
- X E. Three sets of construction drawings will be required to file an application for a building permit.
- Three sets of construction drawings with a registered Maryland Architect or Regineer's original seel will be required to file an application for a building permit.
- Wood frame walls are not permitted within 3'0" of a property line. Contact Pailding Department if distance is between 3'0" and 6'0"
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section
- X.J. Comment: Plat plan shall have interior lot lines removed before applying for a permit. Building curvet be constructed on three lots without fire walls.

my forces Charles E. Burnham Plans Roviev Chief

CEBITES

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND - 21204

Date: July 21, 1978

Mr. S. Eric DiVenna Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

Z.A.C. Meeting of: July 25, 1978

RE: Item No: 9
Propurty Owner: Robert Glenn Dill
Location: NM/C University Ave. & McTavish Ave.
Present Zening: D.R. 5.5

D.R. 5.5 variance to permit a fron' setback of 25' in lieu of the required 40', a side street setback of 10' in lieu of the required 25' and a rear setback of 15' in 11cu of the required 30'.

District: 1st No. Acres: 0.168

No bearing on student population.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION DATE JULY 14, 1978 ACCOUNT D1-662

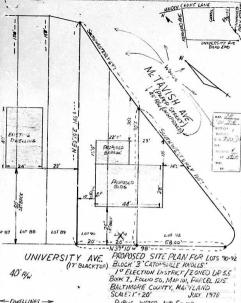
Robert Glenn Bill 3214 Kingeley Street -- Varience Petition

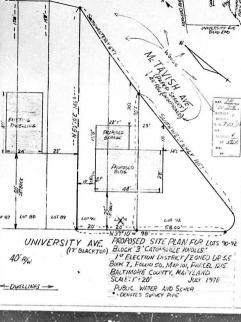
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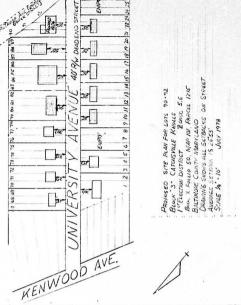
Very truly yours, V. Wiel. Feterul W. Nick Petrovich,

OFFICE OF

ALVIN LORECK MES. MILTON N. SMITH. JR.









CERTIFICATE OF PUBLICATION

TOWS N. MD adgust 10, 19.78 THE JEFFERSONIAN, a weekly newspaper printed August 19 78, the ANN publication appearing on the 10th day of August 19.78

> THE, JEFFERSONIAN, L. Leank Strick

LIMES TOWSON, MD. 21204 August 10 THIS IS TO CERTIFY, that the annexed advertisement of PETITION /OR VARIANCES - Robert Glenn Dill was inserted in the following: Catonsville Times ☐ Towson Times ☐ Dundalk Times ☐ Arbutus Times
☐ Community Times ☐ Essex Times ☐ Suburban Times East ☐ Suburban Times West weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 11th day of August 19 78, that is to say, the same was inserted in the issues of August 10, 1978

STROMBERG PUBLICATIONS, INC.

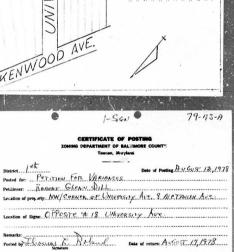
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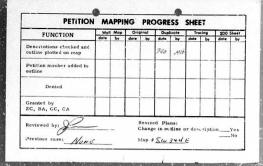
By Esthe Burge



BALTIMORE COURTY, MARYLAN OFFICE OF FINANCE REVENUE DIVIS MISCELLANEOUS GASH RECEIPT	D SON	No.	73480
DAYE August 28, 1978	OLNT 01	-662	
	HOUNT _	44.44	
M.CE.VAT Robert Glenn Pdll			
Cost of Afvertisin	g and Po	sting	
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BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received * this /4th day of

JULY ___1978. Filing Fee \$ 25 Sc. Received

Petitioner ROBERT DILL Submitted by SAME Petitioner's Atcorney______ _Reviewed by Jan

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.